



Councilor Park and Members of the Planning Committee,

As the president of the Friends of Meadowlily Woods Community Association, I want to express some concerns and issues that have been receiving from members of our community association and folks from our neighbourhood. We are received a lot of emails, phone calls and messages about Item Z-8726, Meadowlily Subdivision (Item 12 on the Planning Committee agenda) for next Monday, March 27.

We are concerned that all fencing facing Meadowlily Woods Environmentally Significant Area, as this natural area is to the immediate north of this subdivision, that there be no gates facing the ESA. We are also concerned that the 10 metre setback from the lands zoned Open Space is not enough. According to the Provincial Policy Statement and London Environmental Guidelines, that is supposed to be a 30 metre minimum. We also want to express a concern that all structures and infrastructure in this area meet or exceed the standards for low-impact development. Looking at the maps provided by the proponent, these drawings do not give a clear picture about how storm water will be managed in this subdivision. The placement of houses is also not clear.

We also have concerns about how close this development is to parts of the Environmentally Significant Area that are designated as provincially significant wetland (I attach a map from the MNR; dark blue areas are PSW). We are concerned that the road and several of the houses in this proposed subdivision are too close to the creeks and streams that are the water sources for these two ravines, especially the lots north of Meadowlark Ridge.

Many of my folks have mentioned that there are a lot of housing lots in the area that are too close to Environmentally Significant Area or Provincially Significant Wetland features. There are new housing units being built in Summerside and a new subdivision at the corner of Commissioners Road and Jackson Road. This subdivision seems quite unnecessary. The developer at the latter subdivision has just agreed to have 30 m buffers near the ESA and PSW areas there.

Friends of Meadowlily Woods think that there are many other areas for housing near this proposed site that are not adjacent to such sensitive natural features. In that regard it

would be helpful if the road and the houses to the north end of this development were further away from the streams and creeks that service the provincially significant wetlands. Large changes in surface water can create erosion and heavy sediments going into the creeks and changes in groundwater supply can damage sensitive plants, reptiles and fish in the area.

The people in my community association value Meadowlily Woods as a habitat for wildlife, birds, reptiles and fish (these ravines are two active creeks by the time they enter the South Thames River).

Thanks

Gary Smith
President, Friends of Meadowlily Woods Community Association
Member of the Urban League of London